



La Vergne, Tennessee.

Current market data.

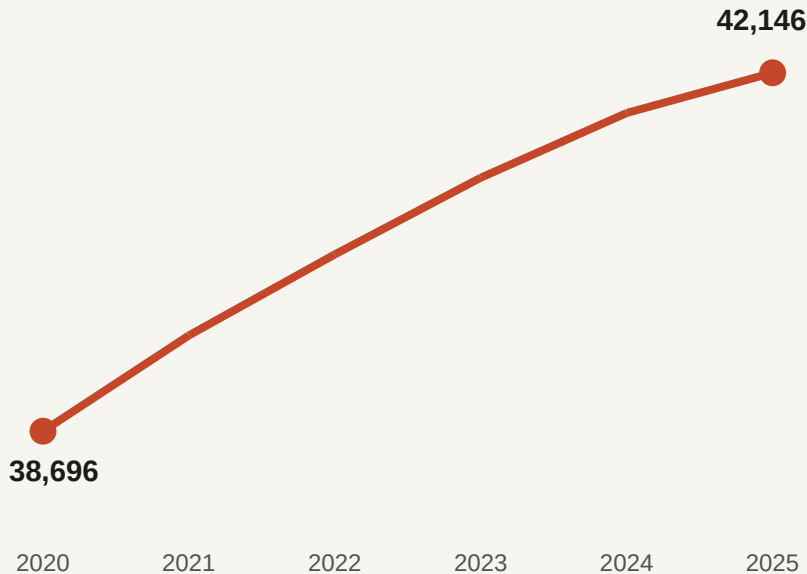
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.9% since 2020.

42,146

people, the 22nd-largest of Tennessee's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

91.0%

of 23,305 jobs located in La Vergne are filled by in-commuters.



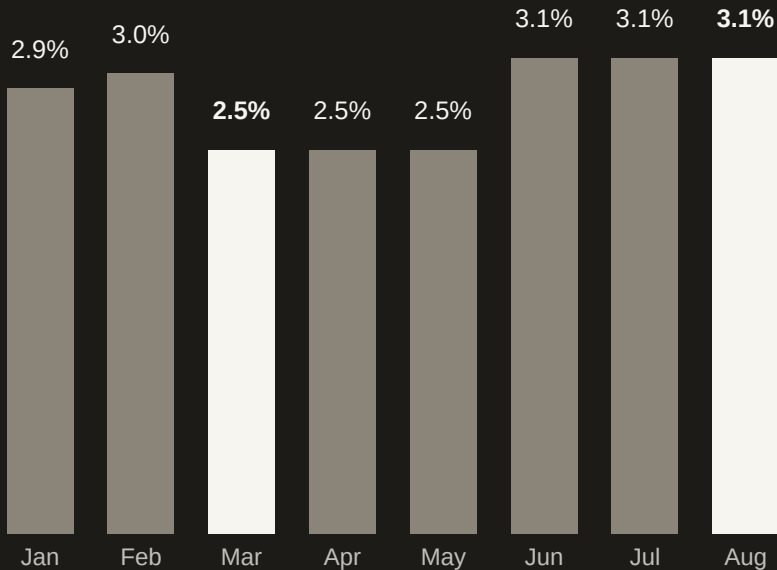
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
2.5%.

3.1%

in August 2026, the latest month released. A year earlier it was 2.9%.

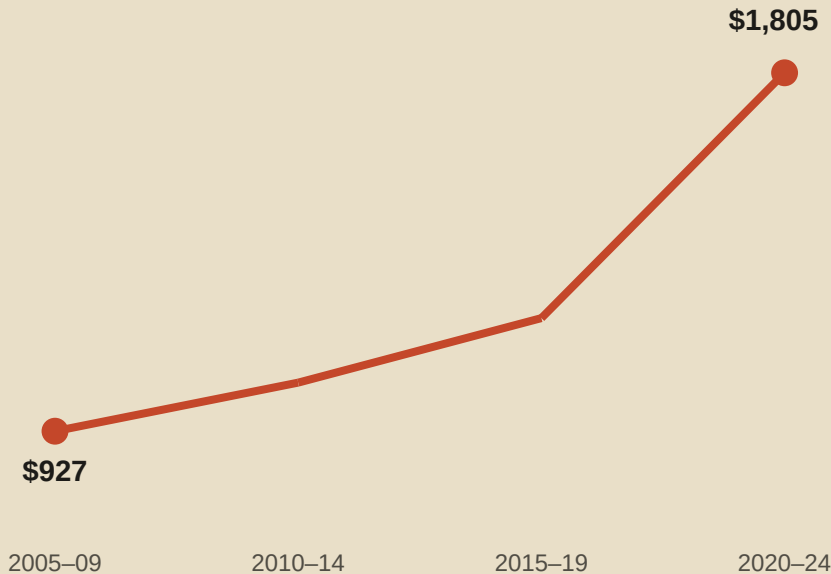


RENT

Median rent is up 95%
since the 2005–2009
survey, before inflation.

\$1,805

a month. Tennessee's median is \$1,189.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,741 gap between neighbors, the sharpest rent edge between adjacent tracts in Rutherford County.

TRACT 403.05

\$933

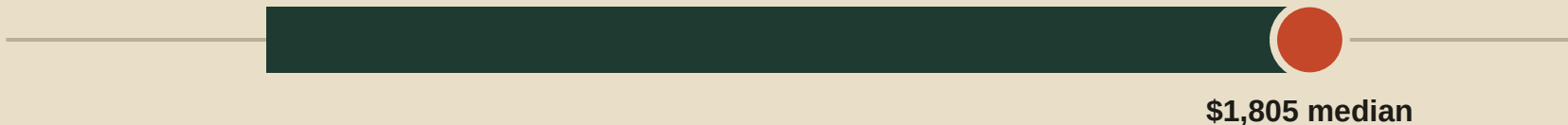
TRACT 403.07

\$2,674

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,198–\$1,797



is the monthly rent range local workforce wages support.

BUILDING

46% of the housing here was built before 2000.

1,278

homes permitted in ten years,
2016–2025

8%

of those were in multifamily
buildings

46%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.7% to the 13,972 homes here.

45–233

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 8% more than Tennessee's.

\$309,900

median home value in La Vergne.

La Vergne



Tennessee



U.S.



THAT WAS LA VERGNE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/tn/la-vergne/

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